



**NOTICE OF WORK SESSION MEETING
OF THE
PLEASANT GROVE CITY COUNCIL**

PLEASE NOTE DATE CHANGE

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 6:00 p.m. on Wednesday November 12, 2014** in City Council Chambers, 86 East 100 South, Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend. Work meetings are not designed to hear public comment or take official action; however, action will be taken on Items 7, 8 and 9.

AMENDED AGENDA

1. Call to Order
2. Pledge of Allegiance.
3. Opening Remarks.
4. Approval of Agenda.
5. Melissa Carbajal - Promenade Report.
6. Linda Cole, Long Term Care Ombudsman, presentation on the services that they provide.
7. **Public Hearing** to consider for adoption an Ordinance (**2014-41**) to rezone approximately 5.7 acres from A-1 (Agriculture) to R-R (Rural Residential) zone on property located at approximately 750 West 3400 North. (**MANILA NEIGHBORHOOD**) *Presenter: Director Young*
8. To consider for approval a 5-lot final subdivision plat known as Parkside at Pleasant Grove Plat "C" on property located at approximately 750 West 3400 North in the R-R (Rural Residential) zone. (**MANILA NEIGHBORHOOD**) *Presenter: Director Young*
9. **Continued Item:** To consider awarding the bid for the Shannon Fields Softball Complex Phase 2 Project to S & L Construction. The bid includes optional additives A & B. *Presenter: Engineer Lewis (Continued from the November 5, 2014 meeting)*
10. Discussion on agenda items for the November 18, 2014 City Council Meeting.
11. Mayor and Council business.
12. Signing of plats.
13. Review calendar.
14. **EXECUTIVE SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY (UCA 52-4-205 (1)(d))**

15. Adjourn.

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City websites (www.plgrove.org).

Posted by: Kathy T. Kresser, City Recorder

Date: November 10, 2014

Time: 3:30 p.m.

Place: City Hall, Library and Community Development Building

Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>

*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.

CITY COUNCIL STAFF REPORT

Meeting Date: November 12, 2014
Item #: 7

Robert Schow Rezone From A-1 to R-R

Public Hearing

APPLICANT:

Robert R. Schow

ADDRESS:

750 West 3400 North

ZONE:

A-1 and R-R

GENERAL PLAN:

Very Low Density
Residential

ATTACHMENTS:

- General Plan Map
- Zoning Map
- Aerial Map

REPORT BY:

Ken Young, Community
Development Director

Royce Davies, City Planner

BACKGROUND

The applicant is requesting approval to rezone of approximately 2 acres of a proposed subdivision plat called Parkside at Pleasant Grove Plat C from a A-1 (Agricultural) zone to an R-R (Rural Residential) zone located at approximately 750 West 3400 North.

This request would allow the proposed subdivision mentioned above to be subdivided with the lot sizes that are shown on the preliminary subdivision plat.

ANALYSIS

The General Plan designation of the property affected by the proposed rezone is Very Low Density Residential. This designation allows for A-1 (Agricultural), R-R (Rural Residential), and R1-20 (Single Family Residential) zones. The applicant intends to change the zoning of the entire subdivision to R-R zoning which has a minimum lot size of 21,780 square feet. One lot in the proposed subdivision does not meet this minimum lot size in the R-R zone so lot size averaging will be applied to the lots so the subdivision complies with the City Code.

RECOMMENDATION

Staff and the Planning Commission recommend that the City Council approve the request of Robert Schow to rezone approximately 2 acres located at approximately 750 West 3400 North from an A-1 (Agricultural) zone to R-R (Rural Residential) zone.

MODEL MOTIONS

Approval – “I move the City Council approve the request of Robert Schow to rezone approximately 2 acres located at approximately 750 West 3400 North from an A-1 (Agricultural) zone to R-R (Rural Residential) zone; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

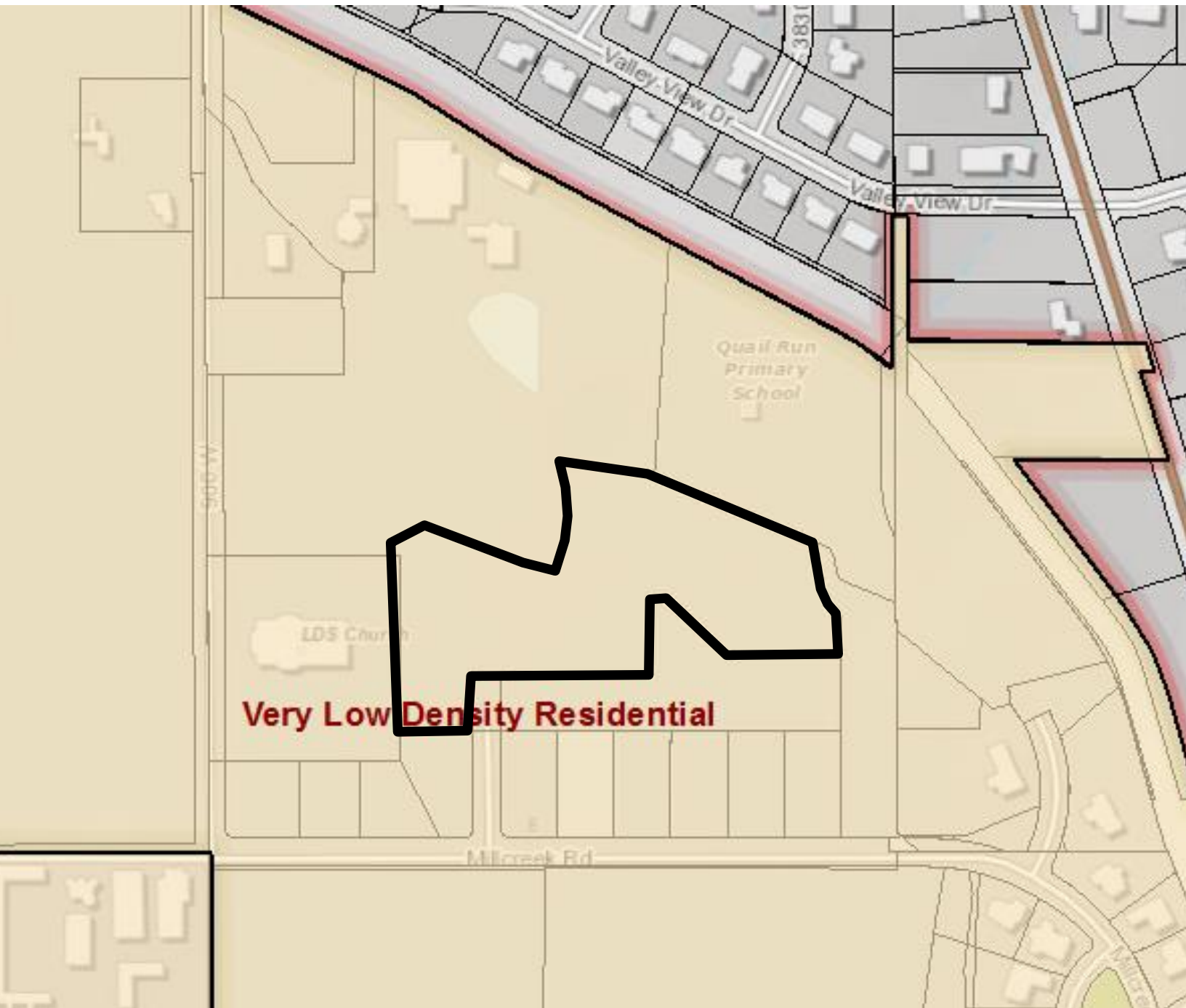
Continue – “I move the City Council continue the review of the rezone request by Robert Schow until (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the City Council deny the rezone request of Robert Schow based on the following findings:”

1. List findings for denial...

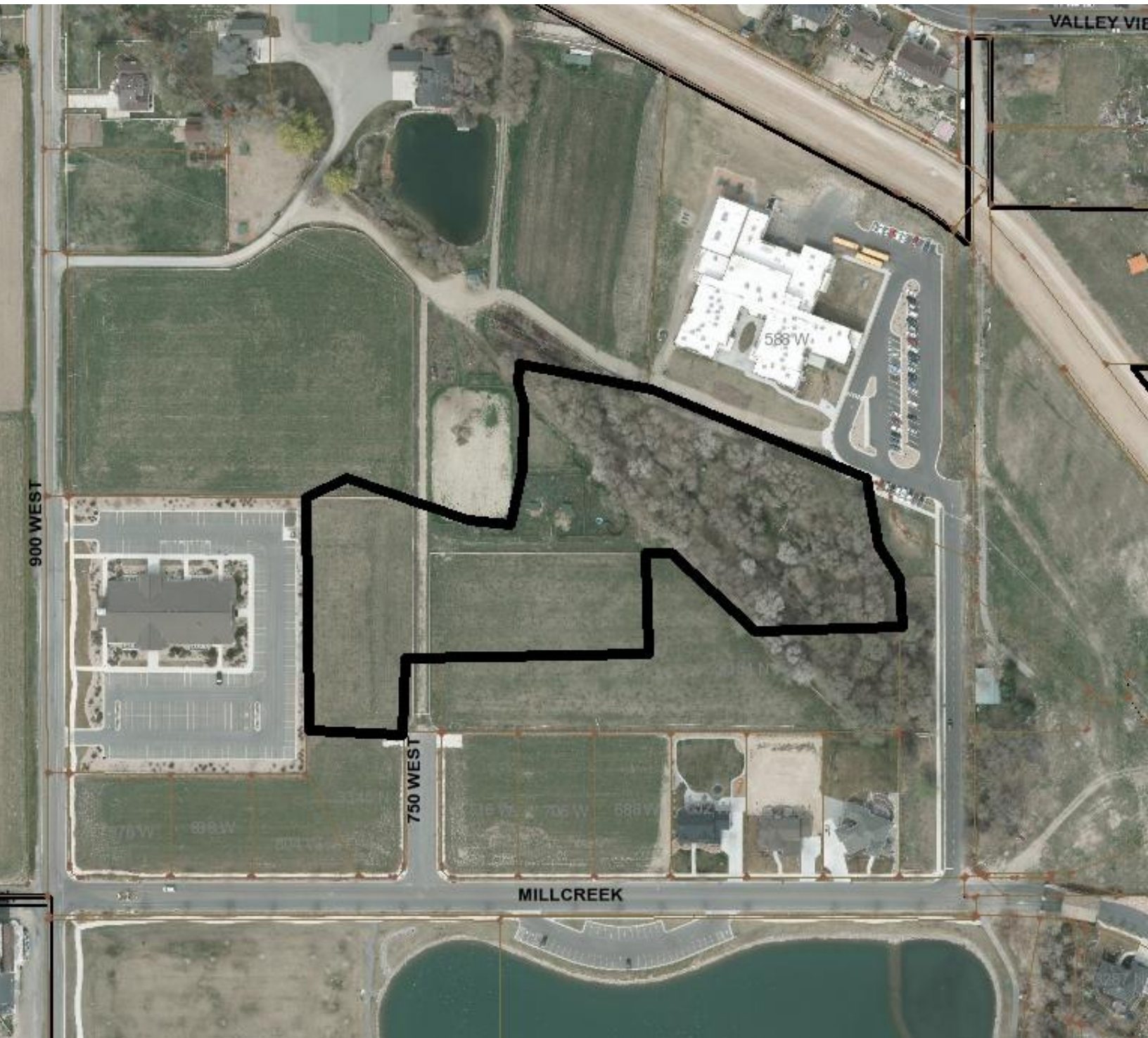
GENERAL PLAN MAP



ZONING MAP



AERIAL PHOTO



ORDINANCE NO. 2014-41

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, RE-ZONING PORTIONS OF 2 ACRES LOCATED AT APPROXIMATELY 3300 NORTH 750 WEST, FROM A-1, AGRICULTURE TO R-R, RURAL RESIDENTIAL. ROBERT SCHOW, APPLICANT.

WHEREAS, the applicant is the owner of the subject property, and he is seeking to subdivide and develop a 2 acre piece of his property under the regulations of the R-R, Rural Residential zone; and

WHEREAS, on October 23, 2014 the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone request; and

WHEREAS, at its public hearing the Planning Commission found that the rezone request was in the public's interest and is consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the rezone request be approved; and

WHEREAS, on November 12, 2014 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the re-zoning request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

WHEREAS, at its meeting the Pleasant Grove City Council approved the request that portions of 2.229 acres located at approximately 3300 North 750 West be rezoned from A-1, Agriculture to R-R, Rural Residential.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:

SECTION 1: The entire 2 acres located at approximately 3300 North 750 West in the City of Pleasant Grove is hereby reclassified as R-R, Rural Residential; said property being described as shown on Exhibit "A".

SECTION 2: The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

SECTION 3. The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

SECTION 4. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of this Ordinance.

SECTION 5: This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 12th day of November, 2014.

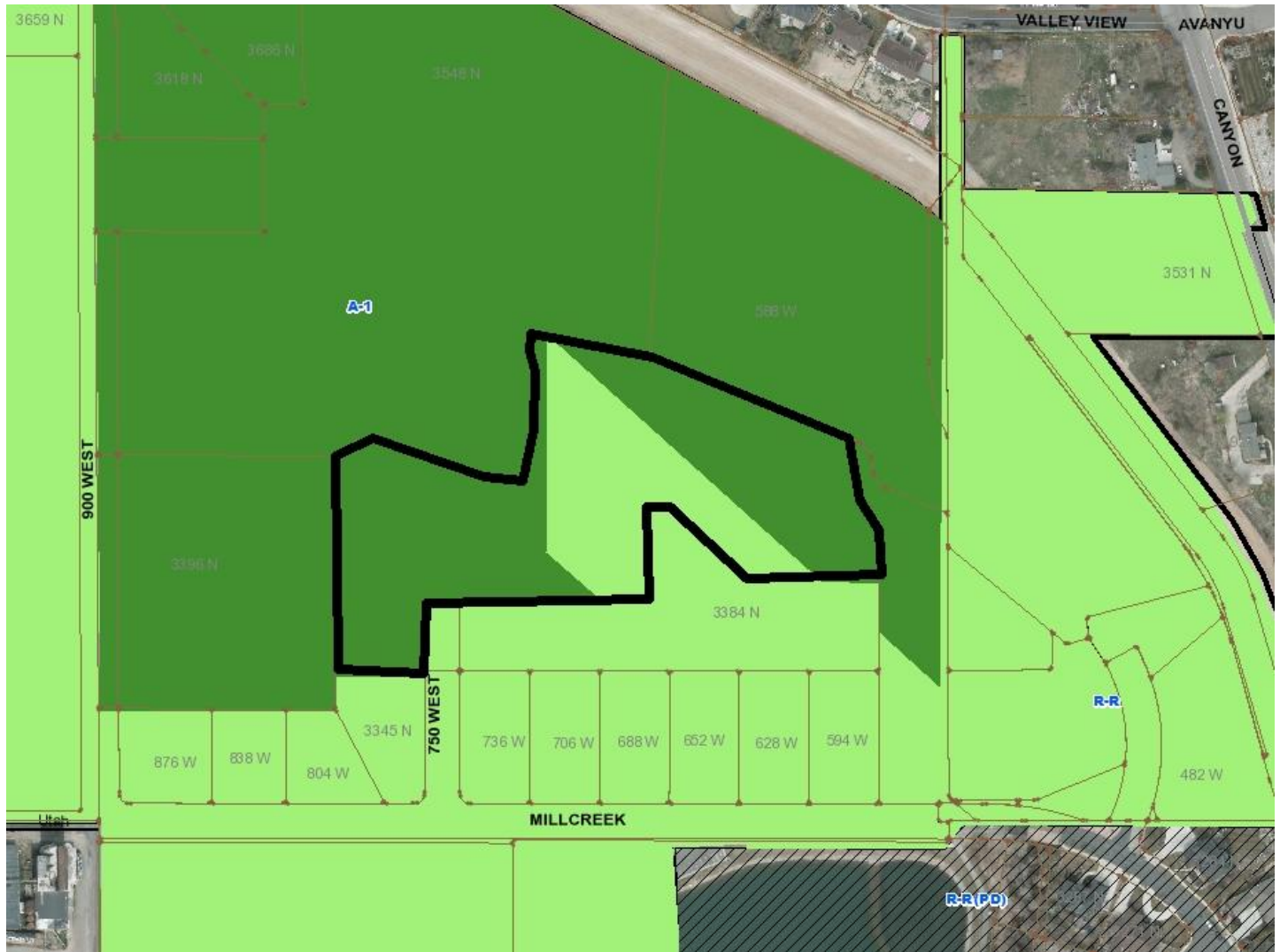
Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser,
City Recorder

(SEAL)

Exhibit “A”



CITY COUNCIL STAFF REPORT

Meeting Date: November 12, 2014
Item # 8

Parkside at Pleasant Grove Final Subdivision Plat C

APPLICANT:

Robert Schow

ADDRESS:

750 West 3400 North

ZONE:

R1-20 and R-R

GENERAL PLAN:

Very Low Density
Residential

ATTACHMENTS:

- Zoning Map
- Aerial Map
- Final Plat

REPORT BY:

Ken Young, Community
Development Director

Royce Davies, City Planner

BACKGROUND

Plat A of the Parkside at Pleasant Grove Subdivision was recorded with Utah County on August 29, 2006. A Rezone of 5.5 acres from A-1 to R-R zoning was passed in connection with Plat A on December 6, 2005 by the City Council. Plat B was recorded with Utah County on November 8, 2013. This plat was approved as a request from the applicant to utilize undeveloped land for agricultural uses. The establishment of Plat B was required because a roadway is planned that traverses the property. Plat B was initially submitted as a "Record of Survey" and was changed to a subdivision plat by the applicant at the direction of the City Planning Staff.

The applicant is requesting approval of a 5 lot final subdivision called Parkside at Pleasant Grove Plat C located at 750 West 3400 North in the R-R Rural Residential Zone, with a General Plan designation of Very Low Density Residential.

ANALYSIS

The proposed plat is a vacation of Parcel A in Parkside at Pleasant Grove Plat B and will create 5 lots of various sizes. The largest lot is 147, 127 square feet and the smallest is 17,426 square feet. The minimum lot size for the zone is 21,780 square feet so the subdivision has had lot size averaging applied to meet minimum lot size requirements. The lot size averaging includes lots 12-15 of the subdivision and allows for the smallest lot to be 80% of the minimum lot size of the zone and still be considered legal. The 17,426 square feet of lot 12 is 80% of the minimum lot size, and since only four lots are being included in the averaging, lot 12 comprises 25% of the lots being averaged. The City Code states that only 25% of the lots in the subdivision can be reduced below the minimum lot size.

All lots will be accessed from 750 West. A 10 foot Public Utility Easement will encompass all lots with the exception of a 15 foot sidewalk and Public Utility Easement on the street frontage of all lots. The proposed subdivision plat meets all the requirements subdivision plats in the planning and zoning code.

RECOMMENDATION

Staff recommends that the City Council approve the final plat, known as Parkside at Pleasant Grove Final Subdivision Plat C with the following conditions.

1. All Final Planning, Engineering, and Fire Department requirements are met.
2. Any approval of the final plat is subject to the requested rezone to the R-R (Rural Residential) Zone being approved by the City Council.
3. The entirety of Parcel A from Parkside at Pleasant Grove Plat B the entirety of Parcel A shall be included on this plat to clearly show the new subdivision of that parcel.

MODEL MOTIONS

Approval – “I move the City Council approve the final plat, known as Parkside at Pleasant Grove Final Subdivision Plat C, and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

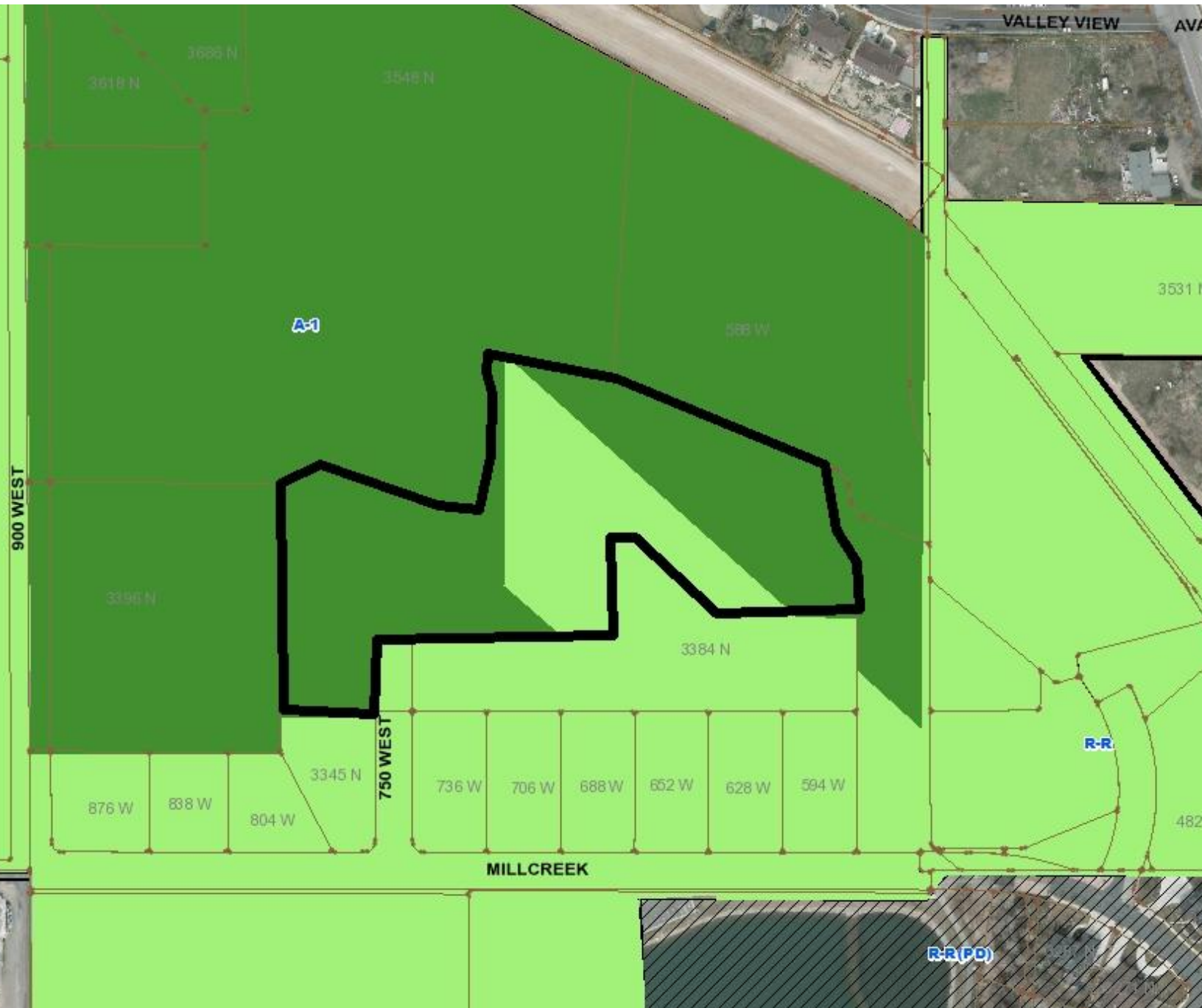
Continue – “I move the City Council continue the review of the final plat, known as Parkside at Pleasant Grove Final Subdivision Plat C (give date), based on the following findings:”

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

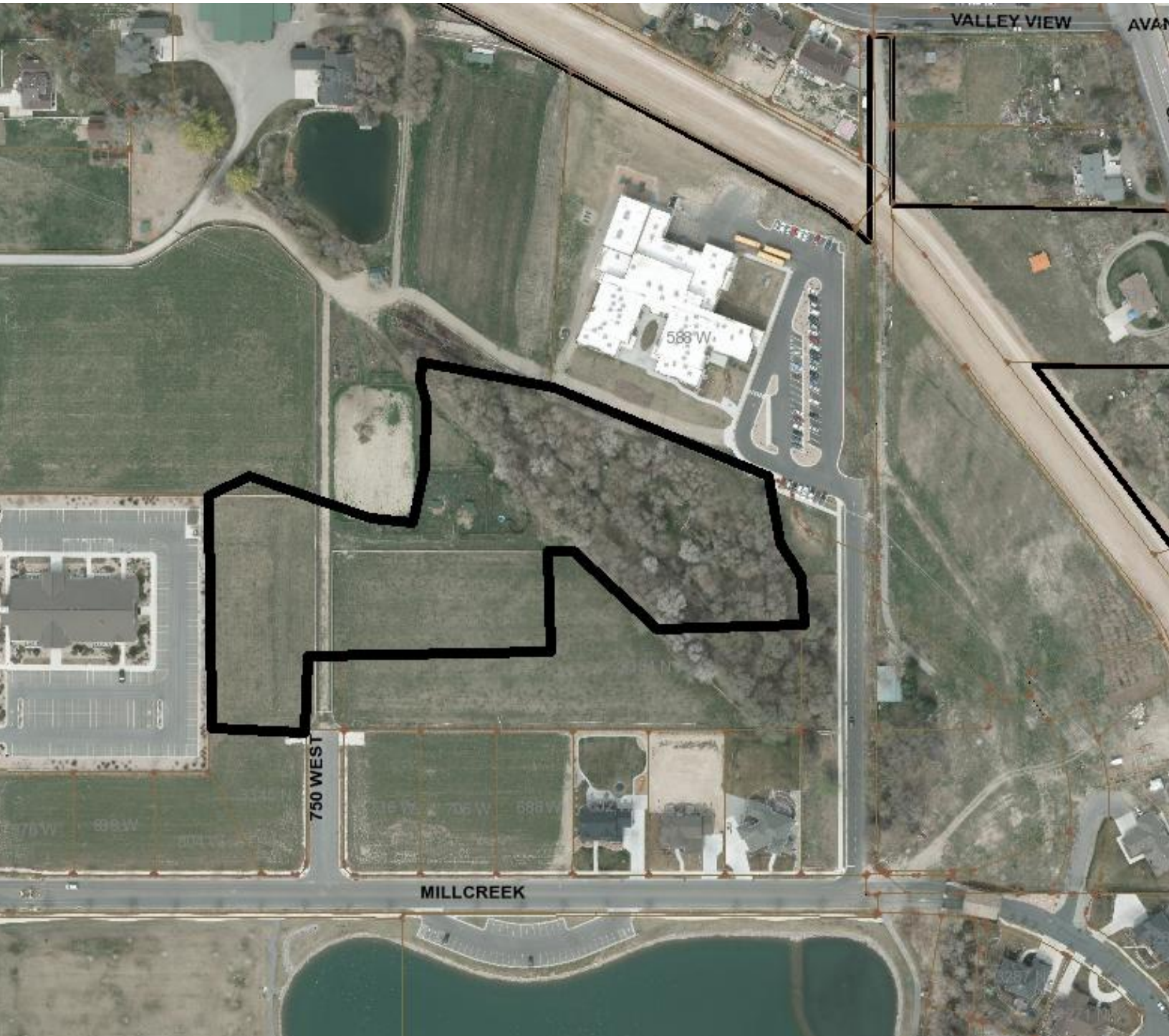
Denial – “I move the City Council deny the final plat, known as Parkside at Pleasant Grove Final Subdivision Plat C based on the following findings:”

1. List findings for denial...

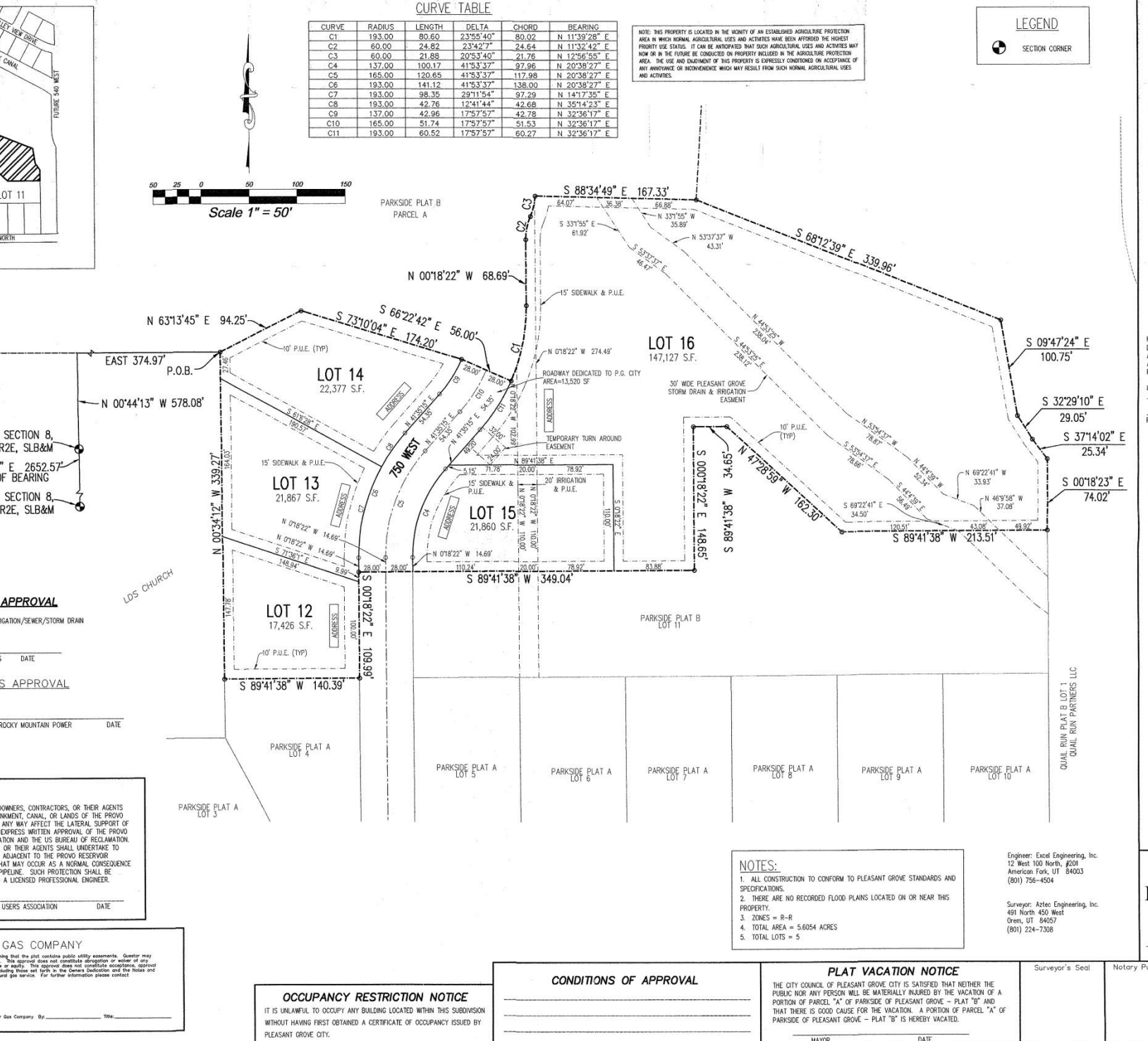
ZONING MAP



AERIAL MAP



FINAL PLAT





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

October 31, 2014

Michael W. Daniels
Mayor
70 South 100 East
Pleasant Grove, UT 84042

RE: Shannon Fields Softball Complex Phase 2

Dear Michael,

We have tabulated the bids received on October 28, 2014 for the Shannon Fields Softball Complex Phase 2 project. The bid was broken into a base bid with five additive alternates (A through E). The city received five bids on the project. Attached to this recommendation is a summary of all of the bids, including the Engineer's Opinion of Cost.

It is our recommendation that the City award the project to the lowest bidder, S&L Construction. It is the staff recommendation that optional additives A & B should be awarded with this project bringing the award amount to a total of \$1,119,713.73. The manner in which the bidding was conducted, only allows additives to be added in a consecutive order. If the Council determines that they would like to include additional additives to the award, or remove additive A or B, this is permissible.

We have checked on their licenses. They have both an E100 (General Engineering Contractor) and an S330 (Landscaping Contractor) license that are active. We have received positive feedback from their references on previously completed projects. They also have a positive recommendation on projects that they have completed with Pleasant Grove City in the past. We have prepared the Notice of Award (three for signing as originals) based on the staff's recommendation of completing through Additive B and attached them to this letter. If the City Council awards the Contract through this additive, please sign and return all of them to us to be placed in the executed documents. If the award, as determined by the Council, does not match the recommended contract, a new Notice of Award will need to be prepared to match Council's decision.

Please notify us of the Council's decision and we will proceed in accordance with the direction given.

Best regards,
J-U-B ENGINEERS, Inc.

Marty J. Beaumont, P.E.
Project Manager

Enclosures

Cc: Scott Darrington, City Administrator
Deon Giles, Leisure Services Director
Degen Lewis, City Engineer

SHANNON FIELDS SOFTBALL COMPLEX PHASE 2 SUMMARY OF BIDS

	ENGINEER'S OPINION OF COST		S&L	STRATTON	CRACAR	SUNROC	BRODERICK
BASEBID - EAST FIELD, WEST FIELD AND 500 SOUTH TOTAL	\$1,049,085.00		\$956,661.39	\$1,027,545.76	\$1,040,949.01	\$1,120,387.00	\$1,187,059.75
ADDITIVE A - ACCESS ROAD TO ROAD BASE	\$42,180.00		\$44,663.90	\$47,377.00	\$50,091.40	\$47,303.75	\$45,930.09
BASEBID + ADDITIVE A TOTAL	\$1,091,265.00		\$1,001,325.29	\$1,074,922.76	\$1,091,040.41	\$1,167,690.75	\$1,232,989.84
ADDITIVE B - PARKING LOT TO ROAD BASE	\$111,790.00		\$118,388.44	\$86,232.66	\$122,701.66	\$128,538.50	\$113,584.86
BASEBID + ADDITIVE A + ADDITIVE B TOTAL	\$1,203,055.00		\$1,119,713.73	\$1,161,155.42	\$1,213,742.07	\$1,296,229.25	\$1,346,574.70
ADDITIVE C - ACCESS ROAD W/ CURB, GUTTER, SIDEWALK & ASPHALT	\$37,862.00		\$37,825.21	\$41,917.50	\$38,499.14	\$36,361.50	\$35,452.27
BASEBID + ADDITIVE A + ADDITIVE B + ADDITIVE C TOTAL	\$1,240,917.00		\$1,157,538.94	\$1,203,072.92	\$1,252,241.21	\$1,332,590.75	\$1,382,026.97
ADDITIVE D - PARKING LOT W/ CURB, GUTTER, SIDEWALK, ASPHALT & LANDSCAPING	\$192,713.50		\$198,024.99	\$193,174.15	\$241,807.56	\$184,937.30	\$198,490.35
BASEBID + ADDITIVE A + ADDITIVE B + ADDITIVE C + ADDITIVE D TOTAL	\$1,433,630.50		\$1,355,563.93	\$1,396,247.07	\$1,494,048.77	\$1,517,528.05	\$1,580,517.32
ADDITIVE E - NORTH ACCESS ROAD W/ CURB, GUTTER, SIDEWALK, ASPHALT & LANDSCAPING	\$83,193.00		\$83,813.08	\$100,305.30	\$109,246.99	\$92,236.50	\$97,762.81
BASEBID + ADDITIVE A + ADDITIVE B + ADDITIVE C + ADDITIVE D + ADDITIVE E TOTAL	\$1,516,823.50		\$1,439,377.01	\$1,496,552.37	\$1,603,295.76	\$1,609,764.55	\$1,678,280.13

Notice of Award

Dated: _____

Project: Shannon Fields Softball Complex Phase 2	Owner: Pleasant Grove City Corporation	Owner's Contract No.:
Contract: Shannon Fields Softball Complex Phase 2		Engineer's Project No.: 50-14-043
Bidder: S&L Inc.		
Bidder's Address: (send Certified Mail, Return Receipt Requested) 935 West Center Street, Lindon, Utah 84042		

You are notified that your Bid dated October 28, 2014 for the above Contract has been considered. You are the apparent Successful Bidder and are awarded a Contract for **Shannon Fields Softball Complex Phase 2**.

Description and Scope of Work: This project consists of constructing two new softball diamonds at the Shannon Fields Softball Complex with associated grading, field and parking lot lighting, landscaping, fencing, storm drain improvements, asphalt parking lot, concrete work, and street improvements. The project improvements include the following approximate numbers: 1,200 LF of reinforced concrete pipe ranging from 15" to 30" for storm water conveyance and detention with associated inlets and manholes, 90,000 SF of asphalt with associated road base and granular borrow material, 3,500 LF of curb and gutter and 21,500 SF of concrete for sidewalks, and 135,000 SF of landscaped field and planter areas with associated irrigation system.

The Contract Price of your Contract is \$1,119,713.73.

3 copies of each of the proposed Contract Documents and Drawings accompany this Notice of Award.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner three fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract Security Bonds as specified in the Instructions to Bidders (Article 20), and General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Deliver with the executed Contract Documents the Insurance Certificates as specified in the Instructions to Bidders (Article 20), and General Conditions (Paragraph 5.03), and the Supplementary Conditions (Paragraph SC-5.04).
4. Other conditions precedent:
 - A. Deliver Evidence of a current contractor's license.
 - B. Submission of an approved traffic control plan for all areas of work.
 - C. Submission of an approved SWPPP/Erosion Control Plan.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award and declare your Bid security forfeited. Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Pleasant Grove City Corporation
Owner
By: Michael W. Daniels
Mayor

Copy to Engineer

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**NOTICE OF PUBLIC MEETING
OF THE
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a **regular meeting at 6:00 p.m. on Tuesday November 18, 2014** in the City Council Chambers 86 East 100 South Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend.

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - a.** City Council and Work Session Minutes:
 - b.** To consider approval of paid vouchers for (November 10, 2014)
- 6. OPEN SESSION**
- 7. BUSINESS**
 - A. Public Hearing** to consider for adoption an Ordinance **(2014-41)** permanently closing and abandoning a road right-of-way along the west side of 1450 West from 3300 North to approx. 2750 North. Width of the strip approx. 9497 sq ft or 0.22 acres of land at the request of Kyle Spencer, Northern Engineering. **(MANILA NEIGHBORHOOD)** *Presenter: Engineer Lewis*
 - B.** To consider a Resolution **(2014-048)** authorizing the Mayor and Municipal Council sitting as the Board of Canvassers to accept the election returns and declaring and certifying the results of the General Election held on November 4, 2014. *Presenter: Recorder Kresser*
 - C.** To consider for adoption a Resolution **(2014-049)** authorizing the Mayor to sign an amendment to the retainer agreement with Van Cott regarding Timpanogos Special Service District. *Presenter: Administrator Darrington*
 - D.** To consider for adoption a Resolution **(2014-050)** authorizing the Mayor to sign a professional service agreement with the Utah Transportation Coalition. *Presenter: Administrator Darrington*
- 8. NEIGHBORHOOD AND STAFF BUSINESS**
- 9. MAYOR AND COUNCIL BUSINESS**
- 10. SIGNING OF PLATS**

11. REVIEW CALENDAR

12. ADJOURN

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within the Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City websites (www.plgrove.org).

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: November 14, 2014

Time: 1:00 p.m.

Place: City Hall, Library and Community Development Building

Public Hearing Notice published in the Daily Herald on October 24, 31, November 7 and 14 2014

Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>

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DRAFT

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3	 <p>General Election Polls open from 7:00 am - 8:00 p.m.</p>	<p>Neighborhood Chair meeting 5:30 p.m. City Council Meeting 6:00 p.m.</p>	<p>Planning Commission Meeting 7:00 p.m.</p>	7	8
9	10	 <p>Veterans Day City office are closed</p>	<p>City Council Work Session 6:00 p.m.</p>	<p>Historical Preservation Committee Meeting 7:00 p.m.</p>	14	15
16	17	<p>Neighborhood Chair meeting 5:30 p.m. City Council Meeting 6:00 p.m.</p>	<p>Curbside Recycle Pickup Day South Route</p>	20	21	22
23	24	<p>No City Council Meeting</p>	<p>Curbside Recycle Pickup Day North Route</p>	 <p>THANKSGIVING BREAK CITY OFFICES ARE CLOSED</p>	28	29

NOVEMBER

Department Staff Meetings

Administrative Services: 1st and 3rd Wed at 8:30 a.m.

Community Development: Wednesdays at 7:30 a.m.

Department Heads: Tuesday at 2:00 p.m.

Fire/EMS: 1st Wednesday of the month at 7:00 a.m.

Parks: Tuesday at 7:00 a.m. - **Recreation:** Monday at 4:00 p.m.

Library: 1st Friday of the month

Public Safety: 1st Friday of the month at 7:00 a.m.

Public Works: Wednesdays at 6:30 a.m.